

**SNAPSHOT of HOME Program Performance--As of 06/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

| Category   | PJ       | State Average | State Rank    | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|---------------|---------------|------------------------------|---------|---------|
|  |          |               |               |               | Group                        | C       | Overall |
| Program Progress:  |          |               | PJs in State: | 20            |                              |         |         |
| % of Funds Committed   | 97.47 %  | 89.15 %       | 4             | 93.55 %       | 80                           | 84      |         |
| % of Funds Disbursed   | 90.04 %  | 82.27 %       | 5             | 86.03 %       | 67                           | 68      |         |
| Leveraging Ratio for Rental Activities                           | 3.2      | 3.21          | 7             | 4.83          | 40                           | 35      |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 89.06 %       | 1             | 81.34 %       | 100                          | 100     |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 89.36 %  | 69.39 %       | 2             | 70.65 %       | 80                           | 84      |         |
| Low-Income Benefit:  |          |               |               |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 87.95 %  | 87.47 %       | 9             | 81.57 %       | 56                           | 62      |         |
| % of 0-30% AMI Renters to All Renters***                         | 59.84 %  | 52.58 %       | 7             | 45.66 %       | 71                           | 76      |         |
| Lease-Up:  |          |               |               |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 98.80 %  | 97.54 %       | 9             | 96.25 %       | 46                           | 46      |         |
| Overall Ranking:   |          |               | In State:     | 2 / 20        | Nationally:                  | 89 91   |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |               |               |                              |         |         |
| Rental Unit  | \$16,297 | \$26,674      |               | \$27,146      | 249 Units                    | 27.00 % |         |
| Homebuyer Unit   | \$11,798 | \$17,453      |               | \$15,140      | 476 Units                    | 51.60 % |         |
| Homeowner-Rehab Unit   | \$20,835 | \$22,946      |               | \$20,860      | 197 Units                    | 21.40 % |         |
| TBRA Unit  | \$0      | \$5,629       |               | \$3,210       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lansing MI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$67,546 | \$59,317  | \$32,167  |
| <b>State:*</b>     | \$78,787 | \$74,049  | \$19,572  |
| <b>National:**</b> | \$97,127 | \$76,352  | \$23,684  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">5.0</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.2</span> % |

**R.S. Means Cost Index:** 0.97

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   | <b>HOUSEHOLD TYPE:</b>   |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">42.9</span> | <span style="border: 1px solid black; padding: 2px;">54.6</span> | <span style="border: 1px solid black; padding: 2px;">62.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">46.6</span> | <span style="border: 1px solid black; padding: 2px;">38.7</span>             | <span style="border: 1px solid black; padding: 2px;">36.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">46.6</span> | <span style="border: 1px solid black; padding: 2px;">29.2</span> | <span style="border: 1px solid black; padding: 2px;">30.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">2.8</span>  | <span style="border: 1px solid black; padding: 2px;">2.3</span>              | <span style="border: 1px solid black; padding: 2px;">18.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">39.7</span> | <span style="border: 1px solid black; padding: 2px;">30.9</span>             | <span style="border: 1px solid black; padding: 2px;">26.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">5.7</span>  | <span style="border: 1px solid black; padding: 2px;">20.2</span>             | <span style="border: 1px solid black; padding: 2px;">14.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">5.3</span>  | <span style="border: 1px solid black; padding: 2px;">7.8</span>              | <span style="border: 1px solid black; padding: 2px;">5.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>ETHNICITY:</b>                        |  |  |  |   |  |  |  |  |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">8.1</span>  | <span style="border: 1px solid black; padding: 2px;">12.2</span> | <span style="border: 1px solid black; padding: 2px;">5.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">44.5</span> | <span style="border: 1px solid black; padding: 2px;">35.1</span> | <span style="border: 1px solid black; padding: 2px;">42.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">16.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |  |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">26.7</span> | <span style="border: 1px solid black; padding: 2px;">23.5</span> | <span style="border: 1px solid black; padding: 2px;">25.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">14.6</span> | <span style="border: 1px solid black; padding: 2px;">18.1</span> | <span style="border: 1px solid black; padding: 2px;">11.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">6.9</span>  |  |  |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">8.5</span>  | <span style="border: 1px solid black; padding: 2px;">12.4</span> | <span style="border: 1px solid black; padding: 2px;">12.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">76.5</span> |  |  |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">3.2</span>  | <span style="border: 1px solid black; padding: 2px;">4.2</span>  | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> | <span style="border: 1px solid black; padding: 2px;">0</span>    |  |  |   |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lansing State: MI Group Rank: 89  
 (Percentile)  
 State Rank: 2 / 20 PJs Overall Rank: 91  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 74.60%   | <b>100</b>   |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 52.28%   | <b>89.36</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>87.95</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 91.32%   | <b>98.8</b>  |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.030    | <b>2.12</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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